

From: [REDACTED]
Subject: Re: AE_BOA_20180108_1116 EAST 3RD ST_REVISED
Date: Monday, January 08, 2018 10:10:07 AM

What a relief!
Let me know if I should bring 15 copies of the approved site plan.
Thanks!

On Mon, Jan 8, 2018 at 9:47 AM, Kellogg, Eben [REDACTED] wrote:

Jessica Braun

Garden Villas Roots, LP

1116 East 3rd Street

Austin TX, 78751

Lots 6 & 7, Block 13

Subdivision of the South Half

Outlot No. 2 – Division O

Vol. Y, Pg. 640

D.R.T.C.TX

Dear Jessica,

January 8, 2018

Austin Energy (AE) has reviewed your application for the above referenced property, requesting variances from the following regulations of the Land Development Code;

- Section 25-2-774 (A) (Two-Family Residential Use) to decrease the minimum lot area from that equivalent to a standard lot, or in this case 5,750 square feet (required) to 3,450 square feet (requested); and to
- Section 25-2-774 (C) (5) (Two-Family Residential Use) to increase floor-to-area ratio of .15 to 1 (required) to .20 to 1 (requested); and to
- Section 25-2-1406 (5) (d) (Ordinance Requirements) to allow a lot that is aggregated with other property to form a site to be disaggregated;

In order to allow a new single family home and additional dwelling unit (ADU) on each lot in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez)

Austin Energy does not oppose your application for the requested variance, which is shown on the attached electronic stamped sketch, provided that all proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense. If you require further electric design assistance, I encourage further communication with AE Design Team South Lead, Darren Vicknair. ([512-505-7636](tel:512-505-7636) or [REDACTED])

If you require further information or have any questions regarding the above comments, please let me know. Thank you for contacting our office.

Eben Kellogg | Property Agent

Austin Energy

Public Involvement | Real Estate Services

2500 Montopolis Drive

Austin, TX 78741

[\(512\) 322-6050](tel:512-322-6050)

From: [REDACTED]
Subject: Revised Report _
Date: Monday, January 08, 2018 9:50:54 AM
Attachments: [AE COMMENTS BOA AGENDA 20180108 REVISED.DOC](#)

Hi Leane & Diana -

Here is a revised report for the recent amended approval for 1116 East 3rd St.
Hope you all had a good weekend.

Eben Kellogg | Property Agent
Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050



January 5, 2017

ATTN: Members, City of Austin Board of Adjustment
City Council Chambers
301 West 2nd Street
Austin, Texas

RE: Request for Variance from City of Austin Land Development Code
Section 25-2-774 (A) and (C) (5), 25-2-1406 (5) (d)
Case Number – C15-2017-0068
LOTS 6-7 BLK 13 OLT 2 DIVISION O
1116 E 3rd Street
Austin, Texas 78702

To the members of the City of Austin Board of Adjustment—

My name is Kristen Heaney, and I am a residential representative of the East Cesar Chavez Neighborhood Contact Team (ECCNCT). The East Cesar Chavez Neighborhood includes the lots at issue in City of Austin Case C15-2017-0068 and the neighborhood has an interest in the decision made by the Board of Adjustment.

We respectfully request that the Board of Adjustment consider the following:

The ECCNCT met on December 20, 2017. Jessica Braun and Mason Moore attended the meeting to provide details about their variance request for the property located at 1116 E 3rd Street. Ms. Braun and Mr. Moore presented their plans and asked for the contact team's support. They explained their request to disaggregate lots 6 and 7 to use them as originally platted, and build two new primary residences. They also requested support for a variance to allow ADUs to be built on the resultant lots under small lot amnesty and that these garage apartments have an increased FAR of .20. Braun and Moore presented a development plan that offers potentially less expensive housing options by designing smaller homes and distributing the cost of the land across 4 units. After review of the plans and evidence, the item was discussed, and the ECCNCT voted to support the request and to provide written confirmation of the same.

The East Cesar Chavez Neighborhood Contact Team does hereby support the variance request for 1116 E 3rd Street as described above.

We invite you join us in support of this project.

Sincerely,

Kristen Heaney

Kristen Heaney
Sector 8, Residential Rep
East Cesar Chavez Neighborhood Contact Team
ECCNCT *via e-mail*
Jessica Braun *via e-mail*